



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 13, 2006
AGENDA DATE: July 20, 2006
PROJECT ADDRESS: 1100-1200 Blocks of Coast Village Road (MST2006-00156)
 Santa Barbara Certified Farmers Market
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Chelsey Swanson, Assistant Planner

I. PROJECT DESCRIPTION

Since 1994, the Santa Barbara Certified Farmers Market (SBCFM) has operated on Friday mornings in various areas along the 1100-1200 blocks of Coast Village Road. On July 19, 2001, the Planning Commission approved a Conditional Use Permit (CUP) for a five-year period, for the operation of a certified farmers market on Fridays on a 4-zone weekly rotational basis in the street public right-of-way of the 1100 and 1200 blocks of Coast Village Road. The market operates from 8:00 a.m. to 11:15 a.m., with street closure allowed between the hours of 6:00 a.m. and 11:45 a.m. The only requested change to the Conditions of Approval is to allow the market to operate on the Friday after Thanksgiving. This application is for the renewal of the CUP for the continuance of the operation of the weekly farmers market.

II. REQUIRED APPLICATIONS

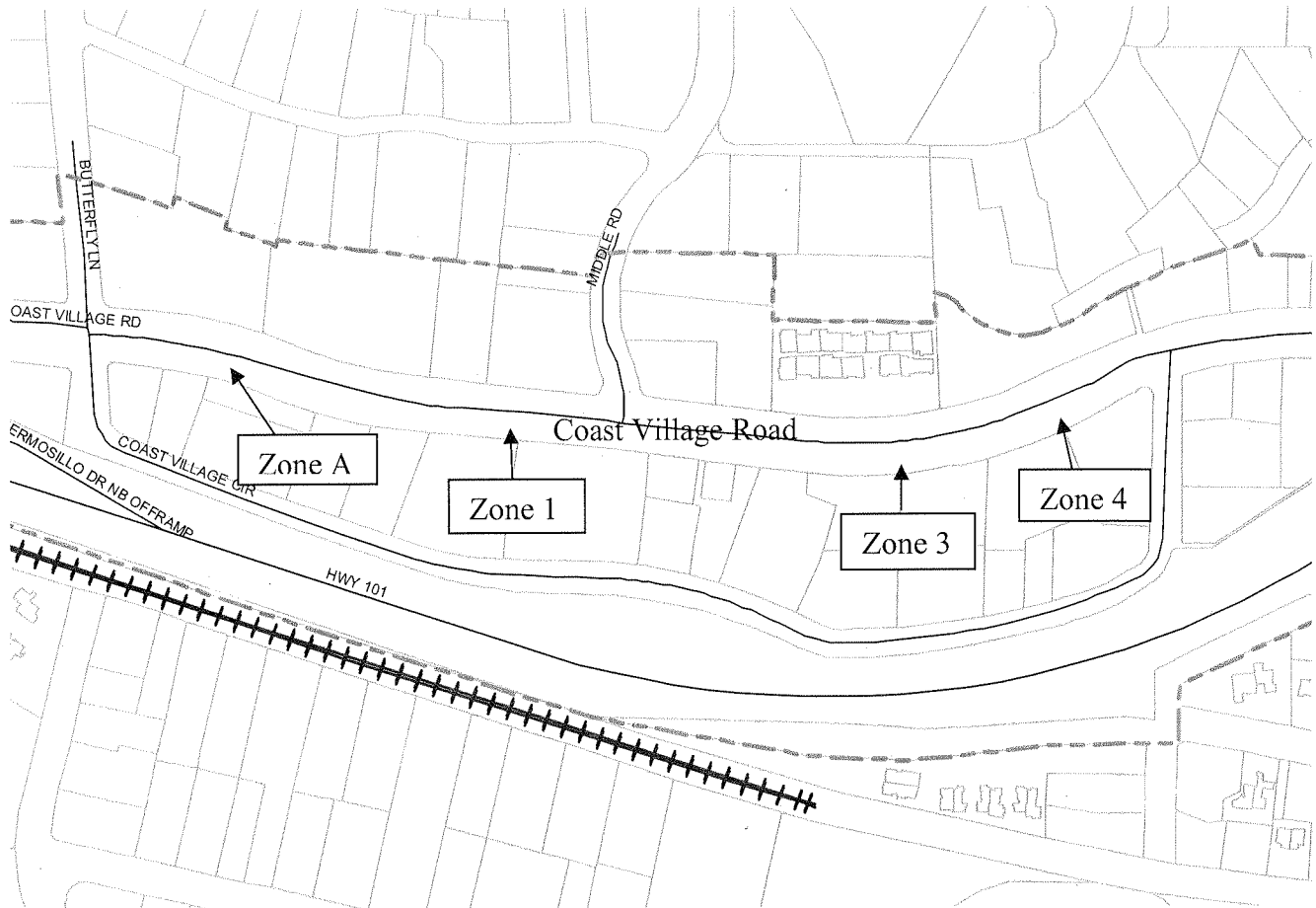
The discretionary applications required for this project are:

1. A Conditional Use Permit to allow the public right-of-way on the 1100-1200 blocks of Coast Village Road to be used for a Farmers Market on Friday mornings (SBMC §28.94.030.N); and
2. A Coastal Development Permit to allow the public right-of-way on the 1100-1200 blocks of Coast Village Road to be used for a Farmers Market on Friday mornings in the Non-Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning Ordinances and policies of the Local Coastal Plan. In Staff's opinion, the project would continue to meet a need in this sector of the community with minimal impacts to the surrounding neighborhood. It is Staff's position that the required findings can be made and that the project is not expected to cause detrimental impacts to adjacent properties. Therefore, Staff recommends that the Planning Commission

approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 1100-1200 Blocks of Coast Village Road

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

June 1, 2006
August 30, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Santa Barbara Certified Farmers Market	Property Owner:	City of Santa Barbara
Parcel Number:	009-291-0RW	Zoning:	C-1, Limited Commercial / SD-3, Coastal Overlay Zones
General Plan:	General Commerce/ Street/ Buffer/ Bikeway	Topography:	Generally Flat
Existing Use:	Public Road, On-Street Public Parking		
Adjacent Land Uses:	North: Coast Village Road, Commercial, Middle Road South: Commercial, Coast Village Circle East: On-Street Public Parking, Commercial West: On-Street Public Parking, Commercial		

V. ISSUES

A. BACKGROUND

Since 1994, the Santa Barbara Certified Farmers Market (SBCFM) has operated on Friday mornings in various areas along the 1100-1200 blocks of Coast Village Road (See Chronology, Exhibit C).

The Planning Commission approved a Conditional Use Permit on July 19, 2001, which included changes to the street closure hours that were allowed at that time. On September 4, 2001, the City Council on appeal upheld a Planning Commission five-year approval of the Friday morning rotational Farmers Market. The approval required a status report in February 2002, prior to the elimination of the required monitor, which was the last time the project went before the Planning Commission for discussion. At that status report hearing, there was positive feedback from the representative of the Coast Village Business Association (CVBA) with regard to the overall operations of the market and not having received any recent complaints. Further, in response to the primary concerns raised by the Planning Commission, City Transportation Staff commented that the market had addressed congestion and parking concerns and were doing a good job of traffic control.

The SBCFMA has provided information regarding how the market has maintained compliance with the Conditions of Approval as stated in Planning Commission Resolution No. 041-01 (see Exhibit D). The only requested change to the Conditions of Approval is to allow the Market to be held on the Friday following Thanksgiving Day (Condition A.3). The CVBA has expressed their encouragement for the Market to operate on this day (see Exhibit E). Given the support of the CVBA, Staff would be

supportive of allowing the Market to be held the Friday following Thanksgiving Day. Staff has amended the conditions of approval (Exhibit A) to delete conditions that no longer apply to the project and allow the market to be held the Friday after Thanksgiving.

The use by the SBCFM of Coast Village Road is currently authorized pursuant to License Agreement No. 21,535 approved by city Council on November 2, 2004. Upon approval of a new CUP, the License Agreement would continue to run concurrently for the term of the CUP, and would not need to be amended unless the conditions and standards of operation substantially change.

B. COMPLIANCE WITH THE LOCAL COASTAL PLAN

This project is located in component seven of the Local Coastal Land Use Plan (LCP). The LCP states that no major coastal issues are within this component but issues related to recreational facilities and visitor-serving uses on Coast Village Road should be examined.

This project lies in the Coast Village neighborhood of the General Plan. The General Plan states that this neighborhood is primarily a commercial district with some residential development and that the commercial uses would continue and probably expand. Due to the commercial nature of the Farmers Market, it is consistent with the vision of this neighborhood.

There are three relevant LCP policies outlined below:

Policy 3.3 of the Recreational Section of the LCP states *“new development proposals within the coastal zone which could generate new recreational users (residents or visitors) shall provide adequate off-street parking to serve the present and future needs of the development.”*

Policy 3.4 of the Recreational Section of the LCP states *“new development in the coastal zone which may result in significant increased recreational demand and associated circulation impacts shall provide mitigation measures as a condition of development including, if appropriate, provision of bikeways and bike facilities, pedestrian walkways, people mover systems, in lieu fees for more comprehensive circulation projects or other appropriate means of compensation.”*

Policy 4.3 in the visitor serving section of the LCP states *“public amenities which provide unique lower cost visitor-serving experiences, such as the Arts & Crafts Show, channel and boat viewing at the Harbor, and any other special uses shall be protected and encouraged.”*

Although the Market primarily serves residents, it also provides a unique lower cost visitor-serving experience that is similar in its transitory nature to the Arts & Crafts Show. The proposal is a request for the temporary use of the public right-of-way.

The Market relies on the public parking supply. At this time the Farmers Market does not have an agreement to use any private parking lots in the area. In the past, the

Market published and distributed informational brochures which identified available parking in the vicinity. These brochures have not been distributed in recent years and there have been no recent complaints. The Market also displays numerous directional signs in order to direct the public accordingly during their hours of operation.

C. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section §15304(e), which provides an exemption for projects involving the minor temporary use of land having negligible or no permanent effects on the environment. The Farmers Market is an ongoing use, but it is a temporary use of land, which has other long-term usage (i.e. Coast Village Road). No major physical changes are necessary to these areas to accommodate the Markets this category.

VI. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

The proposed project is consistent with the policies of the California Coastal Act and all applicable policies of the City's Local Coastal Plan, is consistent with all applicable implementing guidelines, and all applicable provisions of the Code. The project would maintain a transitory visitor-serving use on Coast Village Road and would not alter the character of the public streets in the area since no permanent alterations are proposed.

B. CONDITIONAL USE PERMIT

1. The use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan. The Markets provide a place for the public to shop for fresh produce, have provided an arena for local farmers and fisherman to sell their goods, and have been operating in these locations for several years. Additionally, the Markets are located in a commercial area, which encourages commercial use;
2. The uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved. The operation of the Market is accommodated by available public on-street parking in the surrounding neighborhood and efforts are made to minimize the disruption in City traffic patterns;
3. The total area of the Market and the location of the operations from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided. The location of the Market vendors has been carefully considered to minimize conflicts with businesses in the area, and provides emergency access. Placement of barricades does not block traffic on any of the cross streets. Cleanup of the site

following the Market is also conditioned and has been accomplished in a satisfactory manner;

4. Adequate access and off street parking including parking for patrons is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time. There is an adequate amount of parking in the surrounding public parking areas to accommodate the patrons of the Farmers Market.

5. The appearance and character of the Market is compatible with the commercial nature of the neighborhood. The Market is a temporary use, no physical change is necessary to accommodate the Market, and the operators are responsible for the cleaning of the area prior to the re-opening of these areas, and after use on-going basis.

6. The proposal is in compliance with any additional specific requirements for a conditional use permit. The Planning Commission may impose such other conditions and restrictions upon the proposed use consistent with the Comprehensive General Plan and may require security to assure satisfactory performance of all conditions and restrictions.

Exhibits:

- A. Conditions of Approval
- B. Applicant's letter, received March 21, 2006
- C. Coast Village Road Farmers Market Chronology
- D. Applicant's indication of compliance with Planning Commission Conditions of Approval
- E. Letter from Jan Atkins, Board Member, Coast Village Business Association
- F. Site Plans
- G. Site Photos

PLANNING COMMISSION CONDITIONS OF APPROVAL

1100-1200 BLOCKS OF COAST VILLAGE ROAD

FARMER'S MARKET

CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT

JULY 20, 2006

Changes to the previous conditions from the prior approval are shown in strike-out.

- A. The following conditions shall be imposed on the continued use and operation of the Farmers Market authorized by this Conditional Use Permit (CUP). These Conditions shall be in effect as of July 20, 2006 and shall supersede Planning Commission Resolution No. 041-01. Updated copies of all of the agreements and information required below shall be submitted to City Staff within 30 days of the approval of this CUP:
1. The Santa Barbara Certified Farmers Market Association (herein after, the "Market") shall maintain its status as a Certified Farmers Market as defined, authorized and permitted in accordance with the California Code of Regulations Sections 1392 –1392.8 and the California Food and Agricultural Code, Sections 47000 through 47026, collectively the "Direct Marketing Law."
 2. The development of the Real Property approved by the Planning Commission in the public right-of-way is limited to the areas and improvements shown on the Site Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara. The Market shall be allowed to operate on Fridays on a 4-zone weekly rotational basis in the street public right-of-way of the 1100 and 1200 blocks of Coast Village Road. The Market shall have the discretion to define the specific hours of their operation, as long as the street closure hours are strictly adhered to. Street closure shall be allowed between the hours of 6:00 a.m. and 11:45 a.m.

The boundaries of each zone are as follows:

Zone A - The 1100 Block of Coast Village Road public right-of-way and median strip adjacent to Haywards Home and Santa Barbara Travel (westernmost zone).

Zone 1 – The 1100 Block of Coast Village Road public right-of-way and median strip adjacent to Paseo Mariposa and Coast Village Plaza.

Zone 3 – The 1200 Block of Coast Village Road public right-of-way and median strip adjacent to Olive Mill Plaza.

Zone 4 – The 1200 Block of Coast Village Road public right-of-way and median strip adjacent to Hessellund Nursery and Coast Village Square (easternmost zone).
 3. There shall be no Market held on the Friday following Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day Holidays.
 4. ~~The Market shall provide a signed License Agreement with the City of Santa Barbara. Said Agreement shall be submitted for approval by the City Council.~~
 5. The following operational conditions apply only to the Santa Barbara Certified Farmers Market insofar as it has been authorized to operate at the above time and place.

- a. The Farmers Market shall limit its operation to the street public right-of-way of the 1100-1200 blocks of State Street on Fridays. No sidewalk sales are permitted. The sidewalks on Coast Village Road shall remain open, and the Market shall not block pedestrian traffic during the Friday Market. There shall be no vehicle parking, stopping, or standing on the curbs, sidewalks, parking medians, City parkways or street medians.
- b. There shall be a 12-foot wide view corridor from the road to the shops facing Coast Village Road in each zone.
- c. Box trucks and trucks with high profile campers (taller than seven feet) shall be prohibited from the Market.
- d. The Market shall be responsible for the set-up, takedown and maintenance of any barricades used.
- e. The Market shall have no authority to place or erect any sign anywhere within the City except as permitted by the Sign Ordinance.
- f. The Market shall avoid blockage of curb ramps and any other path of travel that specifically provides access for the disabled community.
- g. The Friday Market shall meet all current and future Fire Department regulations and conditions including:
 - (1) Maintain a minimum 16' fire access lane;
 - (2) Maintain adequate access to fire hydrants, (no parking in front of hydrants); and
 - (3) Maintain required exit areas from businesses in operation during the hours of the Market's operation.
- h. A traffic detour plan shall be prepared and implemented by the Market after review by the Transportation and Parking Manager. The detour plan shall be subject to revision by the Transportation and Parking Manager in order to respond to changes in traffic and parking patterns during the Market operation. The Market shall submit an updated traffic detour plan for review, on or before December 31st of each year. The detour plan shall include the following:
 - (1) All related traffic signage; and
 - (2) Parking signage in order to reduce confusion about "no parking" the day before the Market, listing the applicable hours as well as the location of the Market.
- i. The Market shall work with the Coast Village Business Association and surrounding property owners to revise parking signage to reduce confusion and better inform customers of parking availability for the businesses.

- ~~j. The Market shall publish and distribute an informational brochure on parking opportunities in the Friday Market's advertising efforts. This brochure shall identify private lots where customers may also park (with the approval of the property owner) and where parking is allowed. The brochure shall be subject to the review and approval of the Transportation and Parking Manager. The brochure shall be distributed and available in the Market within two weeks of the commencement of the Market.~~
- k.j. The Market shall provide directory signage advising of the SBCFM and available parking opportunities. "No Farmers Market Parking" signage shall be placed at all access points of the adjoining private lots, where allowed, during the Market with the day and times listed. Additional signage shall be placed on the permanent 90-minute parking signs in each corresponding zone. These permanent signs will rotate with the operation and be installed no earlier than the Saturday prior to the Friday Market. ~~These shall be installed within two weeks of the commencement of the Market.~~
- k.k. The Market shall provide barriers in the form of a temporary fence along the outer edge of the medians to prevent pedestrians from crossing Coast Village Road at mid-blocks.
- l. The Market shall publish and distribute an informational brochure on how to submit a complaint regarding the operation. It shall include contact information from the SBCRM and City Planning Division. The brochure shall be subject to the review and approval by City Planning Staff. The brochure shall be distributed to all businesses along the road and shall be available in the Market within two weeks of the commencement of the Market.
- ~~n. A Monitor, approved by the City Planning Division and paid for by the SBCFM, shall be designated as the Farmers Market Monitor. The contract shall establish a schedule for monitoring and a report to the City Planning Division on the findings of the monitoring. The monitoring contract shall be subject to the review and approval of the City Community Development Director.~~
 - ~~(1) The Monitor shall be responsible for assuring full compliance with the provisions of these conditions.~~
 - ~~(2) The Monitor shall complete a weekly monitoring log of the activities at the Market.~~
 - ~~(3) These monitoring logs shall be turned in monthly to City Planning Staff.~~
 - ~~(4) A status report shall be given to the Planning Commission in February 2002 with the Monitor and representatives from the SBCFM and Coast Village Business Association in attendance.~~
 - ~~(5) The requirement for a Monitor shall be eliminated after a final status report is presented before the Planning Commission in February 2002.~~

- o-m. If the towing of vehicles is deemed necessary, the Market shall comply with procedures for towing vehicles in accordance with applicable California Vehicle Code requirements, to ensure that a Police Officer of the City authorizes such towing.
- p-n. The Market shall be responsible for the cleaning of oil spots left by Market vehicles at all locations.
- q-o. The Market shall provide the Community Development Director a written agreement showing that the surrounding merchants will provide access to adequate restroom facilities for farmers participating in the Market. The Market shall provide restroom facilities in the vicinity during the operation of the Farmers Market if the Community Development Director deems that there is a need.
- r-p. The Market shall be fully responsible for providing recycling bins and necessary trash receptacles and disposal of such trash as required by County Environmental Health Services and the City. The Market shall comply with the terms of a standard reimbursement contract for cleaning services in the event that the site is not properly cleaned.
- s-q. The list of saleable products shall be limited to Agricultural Products (Certified and Non-Certified) as defined in the Direct Marketing Law, with the exception of poultry, livestock products, and alcohol. The following Non-Agricultural Products are allowed: ocean fish, nut brittle, whole pies, and promotional items with the Farmers Market logo, such as bags and caps, however, no craft items shall be allowed.
- t-r. The sale of Non-Agricultural Products shall be limited to no more than 10% of the participants or no more than five stalls whichever is greater. The sellers of value-added products must also sell the raw agricultural product at the same market.
- u-s. Each person selling non-agricultural goods shall at all times maintain and display the certificate required pursuant to Municipal Code Section 5.32.035.C.2.(ii). The certificate shall be placed in a location that is clearly visible to all persons purchasing permitted non-agricultural goods and at a distance not greater than five feet from the non-agricultural goods being sold pursuant to the certificate.
- v-t. All foods must be produced, prepared, packaged, stored, transported, and marketed in compliance with County Environmental Health Standards.
- w-u. No food preparation will be allowed at the Market with the exception of providing free raw cut samples to customers and the portioning of raw produce for sale, in accordance with the County Health and Safety Code.
- x-v. No alcohol shall be sold in conjunction with the Market.

- y-w. The Market shall maintain in good standing all necessary health permits for the operation of the market and shall be responsible for requiring all vendors be in possession of necessary health permits for all products sold.
- z-x. The Market shall comply with all State, County and City laws as they pertain to the operation of a Certified Farmers Market.
- aa-y. All equipment that is used within the Farmers Market designated area that provide utility services, such as generators, compressors for refrigeration, etc., shall meet all Federal, State, County and City regulations, codes and ordinances regarding operation and use during the Farmers Market operational hours.

B. The Conditional Use Permit and Coastal Development Permit shall remain valid for five (5) years from the date of issuance, expiring on July 20, 2011. The Market shall submit all of the required information six months prior to the expiration of this Conditional Use Permit in order to schedule the item before the Planning Commission, prior to the expiration of the current approval.

~~C. If additional complaints or violations are received, the Community Development Director can schedule the item at Planning Commission to consider reducing the hours of operation/street closure to 11:30 a.m.~~



Dear City of Santa Barbara Planning Commissioners,


The Santa Barbara Certified Farmers Market Association would like to request the renewal of our existing Conditional Use Permit for the Coast Village Road Farmers Market. We would greatly appreciate the Planning Commissions approval for this project and would be honored to continue to supply the local community with a certified farmers market on Friday mornings each week. It has been a great pleasure to meet the requests of the surrounding community by offering a farm-direct outlet for California certified agricultural products in Montecito. We have seen an overwhelming increase in local resident support for our farmers market on Coast Village Road over the past 5 years and would be privileged to continue this wonderful service for our community.

Our current structure of the Coast Village Road Farmers Market is to rotate to alternating sections along the 1100 and 1200 blocks of Coast Village Road each week, with 4 separate locations total (Zones; 4, 3, 1, A). Our initial set-up begins at 6:00 a.m. on Friday mornings where we erect all applicable road signs, as well as a 4 foot tall orange fence that runs along the main street to ensure safety to all pedestrians. Our farmers initiate their set-up by 6:30 a.m. with our sales officially beginning at 8:00 a.m. The Coast Village Farmers Market completes all sales at 11:15 a.m. and are off of the strip by 11:45 a.m. to make certain all traffic is cleared for the 12:00 p.m. lunch hour.

The Santa Barbara Certified Farmers Market Association is completely satisfied with the outline of our current Coast Village Road Conditional Use Permit and are not requesting any further amendments to the C.U.P.. We greatly appreciate your consideration for this renewal and thank you for the opportunity.

Sincerely,

Sam Edelman
General Manager, SBCFMA



Sam Edelman General Manager, SBCFMA

232 Anacapa Street, Suite 1A, Santa Barbara, California 93101

(805) 962-5354 fax (805) 962-1435

www.sbfarmersmarket.org

EXHIBIT B

COAST VILLAGE ROAD FARMERS MARKET CHRONOLOGY

- On **June 16, 1994**, the Planning Commission (PC) approved a Conditional Use Permit for the operation of the Santa Barbara Certified Farmers Market on Friday mornings in the 1200 block of Coast Village Road for a five year period. A Planning Commission condition of approval on the Conditional Use Permit (CUP) required that the operation of the Market have a status report review by the Planning Commission in three years. This condition also stated that during the status review, the Conditions of Approval could be modified as appropriate.
- Status reviews were held on **November 21, 1996** and **May 8, 1997**. On **May 8th**, the Planning Commission amended the Conditional Use Permit and required an additional status report in eight months. The amended CUP approved by the Commission included the following additional conditions:
 - A. The Conditions of Approval on the original CUP would be amended effective immediately.
 - B. The applicant shall apply within three weeks for Special Event Permits (SEP) that would involve rotation of the location of the existing Farmers Market on Coast Village Road so that it would include the four locations along Coast Village Road with four events each, and at least three locations on Coast Village Circle. The SEP's would be sought pursuant to SBMC §9.12 and continue until the expiration date of the Conditional Use Permit.
 - C. There shall be a status review of the Special Event Permits of the Farmers Market within eight weeks from this date.
 - D. An additional Commission review of the status of the Special Event Permits shall be required within eight months of this date.
 - E. Changes to the Conditions of Approval include the following short-term solutions that the Market offered:
 - 1. Hire one additional customer service representative.
 - 2. Publish and distribute an informational brochure on parking opportunities.
 - 3. Experiment with the use of a trolley to shuttle shoppers between the Certified Farmers Market (CFM) site and public parking on Coast Village Circle.
 - 4. Add new directory signage advising of the CFM and available parking opportunities.
 - 5. Add new cautionary signage advising of the CFM and the potential for congestion.
 - 6. Permanently open the one-way parking lot entrance between 1187 and 1206 Coast Village road during Market hours.
 - 7. The Market shall provide a 12-foot wide view corridor on both the street and the median.
- On **May 14, 1997**, the Farmers Market applied for their first Special Event Permit (SEP).

- On **May 19, 1997**, Christopher A. Jacobs, Agent for Santa Barbara Certified Farmers Market Association, filed an appeal of the Commission's action. No other appeals were filed by citizens or any businesses in the Coast Village Road area.
- On **May 27, 1997**, the City Council set the dates for a site visit for August 22, 1997, and the appeal hearing for August 25, 1997. At the time the hearing was set, the Farmers Market stated that the appeal might not be necessary if they could comply with the Planning Commission Conditions of Approval. Jana Zimmer, Attorney for Winston J. Sullivan, owner of Tutti's, submitted a letter requesting that the hearing be set as soon as feasible for all parties involved and that a request to consider revocation and/or revisions to the License Agreement be considered at the hearing. The August hearing date was responsive to the Farmers Market's desire to test the SEP locations prior to moving ahead with an appeal.
- On **July 10, 1997**, the first status report was presented to the Commission in compliance with the revised conditions. The report covered Zone 2 (the original CUP site) and Zone 3 (SEP Alternate I), which is located adjacent to Olive Mill Plaza. The Farmers Market was located at Zone 2 on May 9, 16, 23 & 30, and June 6. They were situated at Zone 3 on June 13, 20 & 27, and July 4. The report submitted outlined compliance with the conditions and an analysis of each site. Additional signage and staffing was added to improve parking opportunities and minimize any circulation problems. A "Musicians-Free Market" was instituted at the request of adjoining merchants. Although the Farmers Market attempted to alleviate all concerns raised by adjoining business owners, some parking issues persisted. A rotation of the sites did not significantly affect sales for the growers but increased costs were incurred due to increased staffing and additional signage.
- On **July 11, 1997**, the Farmers Market was stationed at SEP site - Alternate II on Coast Village Circle. Although four dates were originally envisioned for this site, the location was deemed infeasible by the Police Department because the reduced roadway width compromised emergency vehicle access and raised other traffic safety issues. The SEP was revoked for the three remaining dates due to the site constraints.
- On **August 4, 1997**, a letter received from Attorney Jana Zimmer included additional information of the financial impacts of the Farmers Market to Tutti's business operations. A request was made for the City to take one of the following actions:
 1. That the City Council proceed with the appeal on August 26, 1997, filed by the Farmers Market and consider imposing conditions for additional locations for the market;
 2. That the City Council notice the August 26 appeal hearing to include the consideration of revocation or suspension of the existing license agreement until a satisfactory solution is found. (i.e. that the Farmers Market obtain an amended CUP which includes a rotation of sites); or
 3. That the Planning Commission notice an additional public hearing instead of waiting for the eight month review to address these issues with additional conditions and/or by revoking the CUP for Coast Village Road.

- Planning Staff and the City Attorney's Office determined that there was no basis for scheduling a revocation hearing. Members of the public may file complaints and inquiries as to zoning violations or compliance with conditions of approval, but do not have the ability to schedule a revocation hearing. A hearing on the License Agreement would also be scheduled only if Public Works Staff determined that there were violations of that agreement or if directed by the City Council.
- On **August 7, 1997**, a follow-up status report was given to the Planning Commission. The report covered Zone 1 (SEP Alternate III), which is west of the original CUP site. The Farmers Market was located at Zone 1 on July 18 & 25, and August 1 & 8. The report outlined compliance with the conditions and an analysis of the site. Additional signage and staffing was added to improve parking opportunities and minimize any circulation problems. Although there was increased pedestrian traffic in the area, the adjoining businesses were displeased with the loss of parking. The Market suggested a greater usage of private lots by merchants, employees and customers and a stronger enforcement of the 90-minute parking zones. A rotation of the sites did not significantly affect sales for the growers but increased costs were incurred due to increased staffing and additional signage. During the meeting it was suggested that the Market hold a town meeting prior to returning for the eight-month review.
- On **August 13, 1997**, the Farmers Market formally withdrew their appeal after complying with the Planning Commission conditions of approval. The City Council Agenda of August 19, 1997, provided notice that the appeal hearing was cancelled.
- On **August 19, 1997**, Attorney Jana Zimmer asked that the City Council direct Staff to set, at the earliest possible time, the Planning Commission hearing for discussion and possible further revisions to the conditions of approval.
- The Farmers Market was placed at Zone 4 (SEP Alternate IV), which is east of Zone 3. They were situated at Zone 4 on August 25, 22 & 29, and September 5.
- On **September 12, 1997**, the Farmers Market returned to its original CUP site.
- At the **January 15, 1998** Planning Commission hearing, the Farmers Market Association was advised to submit all new applications for Planning Commission review a minimum of six months prior to the expiration of the current Conditional Use Permits in order to ensure the completion of the process including the required amendment by City Council of License Agreement Nos. 17446 and 17447, related to the SBCFMA's use of City lands, and maintain uninterrupted operations for the Farmers Market at the existing locations.
- At the **February 5, 1998** Planning Commission lunch meeting, the Farmers Market representatives assured the Commission that an application would be submitted shortly for a new Coastal Development Permit and CUP for a rotational Farmers Market at Coast Village Road. The Police Department, also present, told the Commission that no SEPs would be granted for the Farmers Market to operate on a rotational basis. It was stated that the CUP and amended License Agreement by City Council were the appropriate venues to obtain permits to run a farmers market.

COAST VILLAGE ROAD FARMERS MARKET CHRONOLOGY

JULY 13, 2001

PAGE 4 OF 5

- On **July 2, 1998**, a letter was sent to the Association (at the Planning Commission's request) inquiring on the status of the application submittal. No application submittal schedule was received.
- At the **September 3, 1998** Planning Commission lunch meeting, the Commission requested a status on the Farmers Market applications. Staff indicated that no clear submittal schedule was provided during phone conversations with Market representatives.
- On **September 10, 1998, October 1, 1998, and April 27, 1999**, letters were sent to the Farmers Market advising them of the upcoming deadlines.
- On **February 3, 1999**, City Planning and Transportation Staff met with Market representatives to discuss a number of issues and deadlines for the three Markets.
- On **May 13, 1999**, an application was submitted for Planning Commission review of a new rotational Farmers Market on Friday mornings at Coast Village Road.
- On **June 10, 1999**, the Planning Commission approved a three-month time extension of the existing Conditional Use Permit to allow the Farmers Market sufficient time to provide a complete application. The approval required a four-week rotation to begin Friday, June 18th, within the 1200 block of Coast Village Road (Zones 2, 3, and 4), and that a written report to City Staff be provided every thirty days.
- On **June 11, 1999**, a letter was sent to the Market outlining the outstanding information needed for a complete submittal application for Planning Commission review of a new rotational Farmers Market at Coast Village Road.
- On **June 15, 1999**, City Staff and representatives from the Market met to review the letter and the information needed for Planning Commission review.
- On **June 29, 1999**, a written status report was submitted by the Market.
- On **July 13, 1999**, City Staff and Market representatives met to review the information needed to complete the application.
- By **August 3, 1999**, all of the required information had been submitted by Farmers Market representatives.
- On **August 19, 1999**, the Planning Commission granted a one-year approval, renewable for a maximum of 5 years, with a periodic three-zone rotation at various areas along the 1100-1200 blocks of Coast Village Road (Zones 1, 3, and 4). The Commission requested specific information upon their review of a new CUP at the end of this approval.
- On **August 17, 2000**, the Planning Commission reviewed a request for a Conditional Use Permit to allow the Farmers Market to continue operating along Coast Village Road for four more years. The Commission continued the project to September 14th to allow the Market to address the Commission's previous requests for more information and concerns raised by surrounding merchants. *The Commission did not extend the existing approval to allow the Market's continued operation until a new approval was granted.*
- On **September 14, 2000**, the Farmers Market requested a continuance to October 19th since the Coast Village Business Association had retracted its support for the Friday

Market. Additionally, Ms. Cynthia Korman was introduced as the new manager of the Friday Market.

- On **October 19, 2000**, the Planning Commission granted a seven-month approval to allow the Farmers Market to operate under a revised rotation schedule and shortened hours of operation. The approval included a monitoring program and reporting back to the Commission in January prior to their next application submittal.
- On **October 30, 2000**, Mr. James P. Ballantine, Esq., attorney for Magic Flowers, Jess Pagliassotti and other business and property owners on Coast Village Road, filed an appeal of the Planning Commission's decision.
- On **December 19, 2000**, the City Council upheld the Planning Commission's seven-month approval of the Friday Market with amended Conditions of Approval.
- On **April 12, 2001**, a status report was given to the Planning Commission prior to the applicant's resubmittal. The Commission approved changes to the hours of operation and clarified a condition regarding the posting of signage along Coast Village Road.
- On **July 19, 2001**, the Planning Commission approved a Conditional Use Permit, which included changes to the street closure hours that were allowed at that time.
- On **September 4, 2001**, the City Council on appeal upheld a Planning Commission five-year approval of the Friday morning rotational Farmers Market. The approval required a status report in February 2002, prior to the elimination of the required monitor.
- On **February 21, 2002**, the project returned to the Planning Commission for a status report. There was positive feedback from the representative of the Coast Village Business Association (CVBA) with regard to the overall operations of the market and not having received any recent complaints.



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 041-01

1100-1200 BLOCKS OF COAST VILLAGE ROAD

FARMER'S MARKET

JULY 19, 2001

APPLICATION OF DAVID TABOR, AGENT FOR THE SANTA BARBARA CERTIFIED FARMERS MARKET, 1100-1200 BLOCKS OF COAST VILLAGE ROAD, PUBLIC STREET RIGHT-OF-WAY, APN 009-291-RW; C-1 LIMITED COMMERCIAL / SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/STREET/BUFFER/BIKEWAY (MST2001-00324)

Since 1994, the Santa Barbara Certified Farmers Market (SBCFM) has operated on Friday mornings in various areas along the 1100-1200 blocks of Coast Village Road. On December 19, 2000, the City Council on appeal upheld a Planning Commission eight-month approval of the Friday morning rotating Farmers Market. The approval included a status report, which was held on April 12, 2001, prior to the applicant's resubmittal for a new Conditional Use Permit (CUP). The project involves the continuation of the Farmers Market with a periodic rotation at various areas along the 1100-1200 blocks of Coast Village Road. The request includes proposed changes to the street closure hours from its present hours of Fridays from 6:00 a.m. to 11:00 a.m. to proposed street closure hours of 6:00 a.m. to 11:45 a.m. The applicant is requesting that the hours of operation be within the street closure hours without specifying the exact times.

The discretionary applications required for this project are:

1. A Conditional Use Permit to allow the public right-of-way on the 1100-1200 blocks of Coast Village Road to be used for a Farmers Market on Friday mornings (SBMC §28.94.030.O); and
2. A Coastal Development Permit to allow the public right-of-way on the 1100-1200 blocks of Coast Village Road to be used for a Farmers Market on Friday mornings in the Non-Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15304(e). (MGS)

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, five persons appeared to speak in favor of the application, and two persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 19, 2001
2. Site Plan

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

A. *For The Coastal Development Permit*

The proposed project is consistent with the policies of the California Coastal Act and all applicable policies of the City's Coastal Plan, is consistent with all applicable implementing guidelines, and all applicable provisions of the Code. The project would maintain a transitory lower-cost visitor-serving use on Coast Village Road and would not alter the character of the public streets in the area since no permanent alterations are proposed.

B. *For The Conditional Use Permit*

1. The use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan. The Markets provide a place for the public to shop for fresh produce, have provided an arena for local farmers and fisherman to sell their goods, and have been operating in these locations for a number of years. Additionally, the Markets are located in a commercial area, which encourages commercial use.
2. The uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved. The operation of the Market is accommodated by available public on-street parking in the surrounding neighborhood and efforts are made to minimize the disruption in City traffic patterns.
3. The total area of the Market and the location of the operations from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided. The location of the Market vendors has been carefully considered to minimize conflicts with businesses in the area, and provides emergency access. Placement of barricades does not block traffic on any of the cross streets. Cleanup of the site following the Market is also conditioned and has been accomplished in a satisfactory manner.
4. Adequate access and off-street parking including parking for patrons is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time. There is an adequate amount of parking in the surrounding public parking areas to accommodate the patrons of the Farmers Market. The Market informs patrons of available parking in the area through the distribution of brochures and use of directional signs.

5. The appearance and character of the Market is compatible with the commercial nature of the neighborhood. The Market is a temporary use, no physical change is necessary to accommodate the Markets, and they are responsible for the cleaning of the area prior to the re-opening of these areas, and after use on-going basis.
6. The proposal is in compliance with any additional specific requirements for a conditional use permit. The Planning Commission may impose such other conditions and restrictions upon the proposed use consistent with the Comprehensive General Plan and may require security to assure satisfactory performance of all conditions and restrictions. The applicant shall amend the existing license agreements and Use Permits to reflect the Planning Commission Approval.

II. Said approval is subject to the following conditions:

- A. The following conditions shall be imposed on the continued use and operation of the Farmers Market authorized by this Conditional Use Permit (CUP). These Conditions shall be in effect as of July 19, 2001 and shall supercede Planning Commission Resolution No. 015-01, amended on April 12, 2001. Updated copies of all of the agreements and information required below shall be submitted to City Staff within 30 days of the approval of this CUP:

The conditions imposed on the continued use of the Farmers Market Authorized by the Conditional Use Permit and Resolution dated July 19th, 2001 have been met as outlined below.

1. The Santa Barbara Certified Farmers Market Association (herein after, the "Market") shall maintain its status as a Certified Farmers Market as defined, authorized and permitted in accordance with the California Code of Regulations Sections 1392 -1392.8 and the California Food and Agricultural Code, Sections 47000 through 47026, collectively the "Direct Marketing Law."

The SBCFMA has continued to maintain its status as a Certified Farmers Market as defined by Direct Marketing Law.

2. The development of the Real Property approved by the Planning Commission in the public right-of-way is limited to the areas and improvements shown on the Site Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara. The Market shall be allowed to operate on Fridays on a 4-zone weekly rotational basis in the street public right-of-way of the 1100 and 1200 blocks of Coast Village Road. The Market shall have the discretion to define the specific hours of their operation, as long as the street closure hours are strictly adhered to. Street closure shall be allowed between the hours of 6:00 a.m. and 11:45 a.m.

The market is limited to the area shown on the Site Plan on File at the City of Santa Barbara, and as provided for this renewal. The markets have operated on Fridays from 8:00am-11:15am on a weekly rotation from Zones A, 1, 3, and 4 and then back to zones A, 1, 3, 4. Street closure has been limited to the hours of 6:00am-11:45am each week.

The boundaries of each zone are as follows:

Zone A - The 1100 Block of Coast Village Road public right-of-way and median strip adjacent to Fred Sands Realty and Santa Barbara Travel (westernmost zone).

Zone 1 - The 1100 Block of Coast Village Road public right-of-way and median strip adjacent to Paseo Mariposa and Coast Village Plaza.

Zone 3 - The 1200 Block of Coast Village Road public right-of-way and median strip adjacent to Olive Mill Plaza.

Zone 4 - The 1200 Block of Coast Village Road public right-of-way and median strip adjacent to Hessellund Nursery and Coast Village Square (easternmost zone).

3. There shall be no Market held on the Friday following Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day Holidays.

The market remained closed on the requested holiday closure dates through the past five years. The Coast Village Business Association will allow us to remain open following the Thanksgiving day for future years.

4. The Market shall provide a signed License Agreement with the City of Santa Barbara. Said Agreement shall be submitted for approval by the City Council.

The City has a copy of a signed License Agreement dated 1/17/01.

5. The following operational conditions apply only to the Santa Barbara Certified Farmers Market insofar as it has been authorized to operate at the above time and place.

The following operational conditions have been met as outlined below.

- a. The Farmers Market shall limit its operation to the street public right-of-way of the 1100-1200 blocks of State Street on Fridays. No sidewalk sales are permitted. The sidewalks on Coast Village Road shall remain open, and the Market shall not block pedestrian traffic during the Friday Market. There shall be no vehicle parking, stopping, or standing on the curbs, sidewalks, parking medians, City parkways or street medians.

Blocking of pedestrian traffic has not occurred, and absolutely no complaints regarding this issue have been submitted. No sidewalk sales have been permitted during market hours.

- b. There shall be a 12-foot wide view corridor from the road to the shops facing Coast Village Road in each zone.

The market remained closed on the requested holiday closure dates through the past five years. The Coast Village Business Association would like to allow us to remain open following the Thanksgiving day for future years.

View corridors have been consistently upheld in each zone as shown on site maps provided.

- c. Box trucks and trucks with high profile campers (taller than seven feet) shall be prohibited from the Market.

No high profile trucks have been allowed to park in the market area

- d. The Market shall be responsible for the set-up, takedown and maintenance of any barricades used.

The market has been responsible for the set-up, breakdown, and maintenance off all barricades used.

- e. The Market shall have no authority to place or erect any sign anywhere within the City except as permitted by the Sign Ordinance.

This condition has been upheld

- f. The Market shall avoid blockage of curb ramps and any other path of travel that specifically provides access for the disabled community.

Ramps and paths of travel for the disabled community have been left accessible.

- g. The Friday Market shall meet all current and future Fire Department regulations and conditions including:
 - (1) Maintain a minimum 16' fire access lane;
 - (2) Maintain adequate access to fire hydrants, (no parking in front of hydrants); and
 - (3) Maintain required exit areas from businesses in operation during the hours of the Market's operation.

All Fire Department regulations, have been met.

- h. A traffic detour plan shall be prepared and implemented by the Market after review by the Transportation and Parking Manager. The detour plan shall be subject to revision by the Transportation and Parking

Manager in order to respond to changes in traffic and parking patterns during the Market operation. The Market shall submit an updated traffic detour plan for review, on or before December 31st of each year. The detour plan shall include the following:

- (1) All related traffic signage; and
- (2) Parking signage in order to reduce confusion about "no parking" the day before the Market, listing the applicable hours as well as the location of the Market.

Metal 11x 17 "Temporary No Parking" signs are rotated weekly on the existing concrete signposts. Signs have been posted on Thursdays in the corresponding zones. Wording "No Parking Friday 6am-11:45am"

- i. The Market shall work with the Coast Village Business Association and surrounding property owners to revise parking signage to reduce confusion and better inform customers of parking availability for the businesses.

Current market signage and placement has appeared acceptable with the Coast Village Business Association. A few additional "No Farmers Market Parking" signs were added over the past year as requested by surrounding Coast Village Road businesses. All current signs, as indicated on the proposed sight plans, appear acceptable.

- j. The Market shall publish and distribute an informational brochure on parking opportunities in the Friday Market's advertising efforts. This brochure shall identify private lots where customers may also park (with the approval of the property owner) and where parking is allowed. The brochure shall be subject to the review and approval of the Transportation and Parking Manager. The brochure shall be distributed and available in the Market within two weeks of the commencement of the Market.

Brochures were submitted to the public as of 1/26/01. Additional brochures can be produced and submitted upon request.

- k. The Market shall provide directory signage advising of the SBCFM and available parking opportunities. "No Farmers Market Parking" signage shall be placed at all access points of the adjoining private lots, where allowed, during the Market with the day and times listed. Additional signage shall be placed on the permanent 90-minute parking signs in each corresponding zone. These permanent signs will rotate with the operation and be installed no earlier than the Saturday prior to the Friday Market. These shall be installed within two weeks of the commencement of the Market.

The signs stating "No Farmers Market Parking" have been placed at all access points of the adjoining public lots each week.

- l. The Market shall provide barriers in the form of a temporary fence along the outer edge of the medians to prevent pedestrians from crossing Coast Village Road at mid-blocks.

The fence is erected by 6:45am each Friday morning.

- m. The Market shall publish and distribute an informational brochure on how to submit a complaint regarding the operation. It shall include contact information from the SBCFM and City Planning Division. The brochure shall be subject to the review and approval by City Planning Staff. The brochure shall be distributed to all businesses along the road and shall be available in the Market within two weeks of the commencement of the Market.

No complaints have been submitted over the last two years. The market published a "problem Resolution Brochure" 1/26/01.

- n. A Monitor, approved by the City Planning Division and paid for by the SBCFM, shall be designated as the Farmers Market Monitor. The contract shall establish a schedule for monitoring and a report to the City Planning Division on the findings of the monitoring. The monitoring contract shall be subject to the review and approval of the City Community Development Director.
 - (1) The Monitor shall be responsible for assuring full compliance with the provisions of these conditions.
 - (2) The Monitor shall complete a weekly monitoring log of the activities at the Market.
 - (3) These monitoring logs shall be turned in monthly to City Planning Staff.
 - (4) A status report shall be given to the Planning Commission in February 2002 with the Monitor and representatives from the SBCFM and Coast Village Business Association in attendance.
 - (5) The requirement for a Monitor shall be eliminated after a final status report is presented before the Planning Commission in February 2002.

There is no longer a monitor present during market hours. There have been no submitted complaints regarding the absence of the parking monitor, as our records indicate.

- o. If the towing of vehicles is deemed necessary, the Market shall comply with procedures for towing vehicles in accordance with applicable California Vehicle Code requirements, to ensure that a Police Officer of the City authorizes such towing.

No vehicles have been towed on Coast Village Road by the farmers market staff over the past five year. Market staff understands, and shall comply with procedures as outline in California Vehicle Code, to ensure a Santa Barbara Police officer authorizes towing when applicable.

- p. The Market shall be responsible for the cleaning of oil spots left by Market vehicles at all locations.

No oil spots have been left.

- q. The Market shall provide the Community Development Director a written agreement showing that the surrounding merchants will provide access to adequate restroom facilities for farmers participating in the Market. The Market shall provide restroom facilities in the vicinity during the operation of the Farmers Market if the Community Development Director deems that there is a need.

Restroom facility agreements were originally obtained from Cygnet and Peabody's.

- r. The Market shall be fully responsible for providing recycling bins and necessary trash receptacles and disposal of such trash as required by County Environmental Health Services and the City. The Market shall comply with the terms of a standard reimbursement contract for cleaning services in the event that the site is not properly cleaned.

Four trash receptacles are provided at each market and taken to a central recycling bin location after market for sorting.

- s. The list of saleable products shall be limited to Agricultural Products (Certified and Non-Certified) as defined in the Direct Marketing Law, with the exception of poultry, livestock products, and alcohol. The following Non-Agricultural Products are allowed: ocean fish, nut brittle, whole pies, and promotional items with the Farmers Market logo, such as bags and caps, however, no craft items shall be allowed.

The market has been in compliance.

- t. The sale of Non-Agricultural Products shall be limited to no more than 10% of the participants or no more than five stalls whichever is greater. The sellers of value-added products must also sell the raw agricultural product at the same market.

The market has been in compliance.

- u. Each person selling non-agricultural goods shall at all times maintain and display the certificate required pursuant to Municipal Code Section 5.32.035.C.2.(ii). The certificate shall be placed in a location that is clearly visible to all persons purchasing permitted non-agricultural goods and at a distance not greater than five feet from the non-agricultural goods being sold pursuant to the certificate.

The market has been in compliance.

- v. All foods must be produced, prepared, packaged, stored, transported, and marketed in compliance with County Environmental Health Standards.

The market has been in compliance.

- w. No food preparation will be allowed at the Market with the exception of providing free raw cut samples to customers and the portioning of raw produce for sale, in accordance with the County Health and Safety Code.

The market has been in compliance.

- x. No alcohol shall be sold in conjunction with the Market.

The market has been in compliance.

- y. The Market shall maintain in good standing all necessary health permits for the operation of the market and shall be responsible for requiring all vendors be in possession of necessary health permits for all products sold.

The market has been in compliance.

- z. The Market shall comply with all State, County and City laws as they pertain to the operation of a Certified Farmers Market.

The market has been in compliance.

- aa. All equipment that is used within the Farmers Market designated area that provide utility services, such as generators, compressors for refrigeration, etc., shall meet all Federal, State, County and City regulations, codes and ordinances regarding operation and use during the Farmers Market operational hours.

The market has been in compliance.

- B. The Conditional Use Permit shall remain valid for five (5) years from the date of issuance, expiring on July 19, 2006. The Market shall submit all of the required information six months prior to the expiration of this Conditional Use Permit in order to schedule the item before the Planning Commission, prior to the expiration of the current approval.
- C. If additional complaints or violations are received, the Community Development Director can schedule the item at Planning Commission to consider reducing the hours of operation/street closure to 11:30 a.m.

This motion was passed and adopted on the 19th day of July, 2001 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2 (Lowenthal and McGuire)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Suzanne Johnston, Planning Commission Secretary

Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

May 10, 2006

Santa Barbara Planning Commission
City Hall
735 Anacapa Street
Santa Barbara, CA 93101

RE: Montecito Farmers Market Conditional Use Permit Renewal

Dear Sirs and Madame:

The Coast Village Business Association is generally satisfied with the operations of the Market.

We would like the Farmers Market Associates to continue to be cognizant of clean up at the end of the market hours.

Also, they need to always be concerned about the safety of pedestrians coming and going from the market. As you know, not all the crosswalks are next to the market (as it moves up and down the Road). The orange plastic fencing is a thin barrier between the street curb and the market itself.

Rotation of the four zones and vacating the street before noon works for the Coast Village businesses.

This being stated, we are pleased to have the ambiance, fresh flowers, fruit and vegetables available to locals and visitors alike on Fridays. We have encouraged the Market to be open the day after Thanksgiving.

Very sincerely yours,

Jan Atkins
Board Member
Coast Village Business Association

Santa Barbara Certified Farmers Market Association
Coast Village Road Site (photos taken at Zone 4)
Photos for Conditional Use Permit Renewal

Photo #1 Displays our basic set-up and signage used to block market entrances, including a barricade and road closed sign placed at openings of the market. The placement of such signage is indicated on each site map of the packet for Zones 4, 3, 1, and A. Also displayed is a bright green "No Animals Allowed" sign as required posting by the Santa Barbara County Health Department.

Our farmers shown at the right of the photograph park their vehicles on site with their stalls set in front, where the farmers shown on the left side of the photograph off-load their produce, tents, and tables and park their vehicles along the Coast Village Circle adjacent to the freeway. There is an 8 ft pedestrian walk-way left through the center of the market for each location.

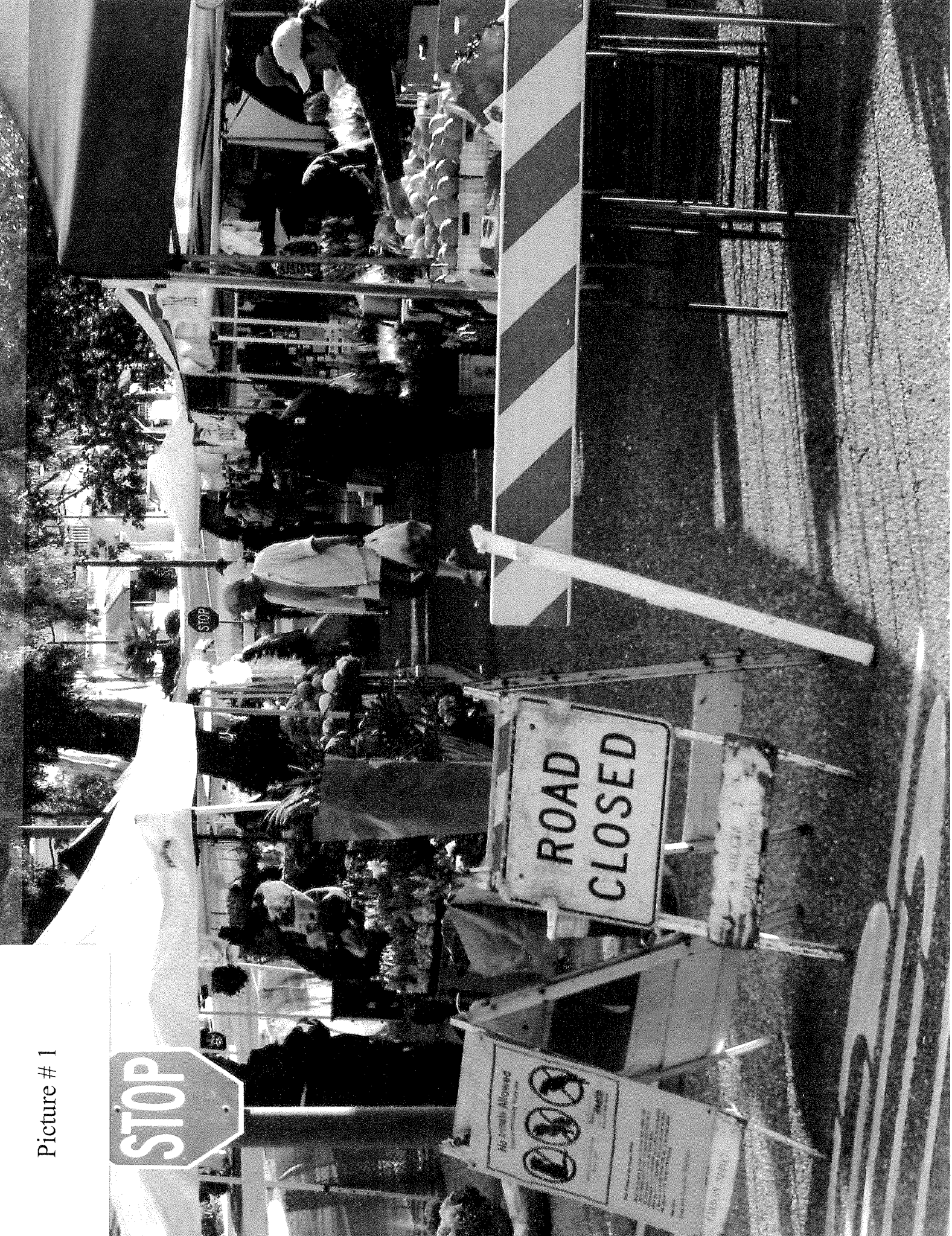
Photo #2 Displays the bright orange fence erected as a pedestrian safety precaution. It is approximately 4 ft. in height and is installed at 6:30 a.m. and removed by 11:35 a.m. each week. The pedestrian crosswalk is indicated toward the upper left of the photograph which is approximately where the orange fence-line ends.

Photo #3 Displays a back view of the fence that lines the street of Coast Village Road. This prevents pedestrians for running across the main street to ensure that the proper crosswalks are utilized, located at both ends of the market.

Photo #4 Displays 2 of our No Farmers Market Parking Signs that are placed in various parking lots for each site to ensure that farmers market shoppers only park in designated areas for the market. The various locations of the No Farmers Market Parking Signs can be seen on each of the site maps located in the packets for the various zones (4, 3, 1, A).

Photo #5 Displays a sample of a view corridor that is left at each block (typically 14 ft in length). This picture specifically shows the view corridor located in front of Turk Hesselen Nursery in Zone 4. The various locations of the view corridors, and their lengths, are displayed in the site maps legend specific for the different zone locations. One of our various waste receptacles is shown in the bottom left corner by which all waste derived from farmers market is brought away from site to our office location after market.

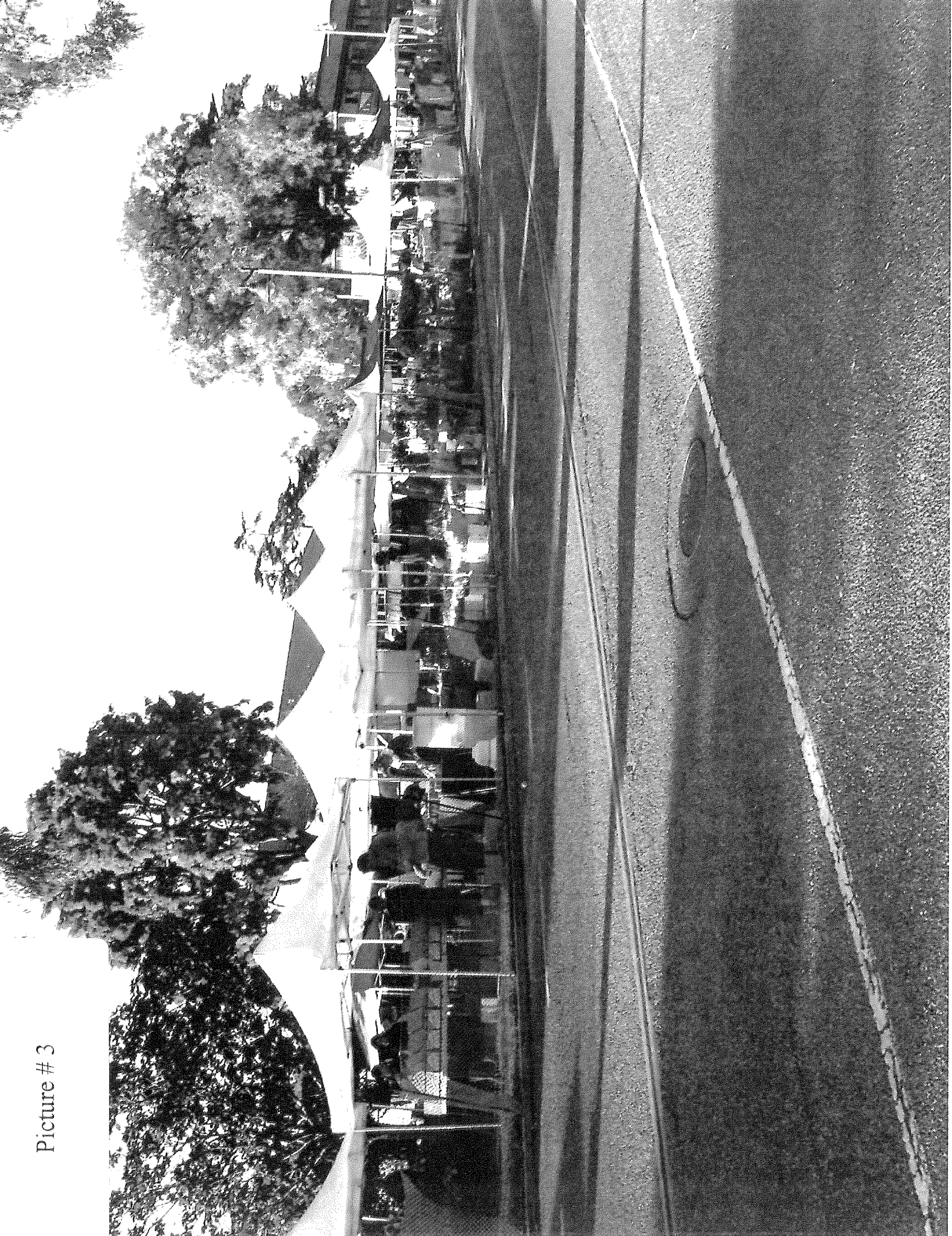
Picture # 1



Picture # 2



Picture # 3



Picture # 4



Picture # 5



